



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00048 Wellmed Subdivision
Application Type: Major Combination
CPC Hearing Date: August 27, 2015
Staff Planner: Joaquin Rodriguez, (915) 212-1608
rodriguezjx3@elpasotexas.gov
Location: North of Yarbrough and East of Susan Way
Acreage: 1.38 acres
Rep District: 7
Existing Use: Commercial
Existing Zoning: A-O (Apartment/office)
Proposed Zoning: A-O (Apartment/office)
Nearest Park: E.L. William Park (.33 Miles)
Nearest School: Hillcrest Middle (.45 Miles)
Park Fees Required: \$1380.00
Impact Fee Area: N/A
Property Owner: Miguel Tarango
Applicant: Miguel Tarango
Representative: G-3engineering, LLC

SURROUNDING ZONING AND LAND USE

North: R-3/sp (Residential/special permit)
South: C-1/c/sp (Commercial/condition/special permit)
East: RF (Ranch Farm)
West: R-3/sp (Residential/special permit)

PLAN EL PASO DESIGNATION: G3, Post War

APPLICATION DESCRIPTION

The applicant proposes to subdivide 1.38 acres for 1 apartment/office parcel. The existing use is a medical office/clinic, and the proposed development and reason for this application is for the expansion of that use. The subdivision has access via Yarbrough Drive and Susan Way. Yarbrough is a major arterial along the city's proposed bikeway plan, there is sufficient right-of-way width; however, the existing improvements adjacent to the subject property do not meet the current requirements of the City's Design Standards for Construction. The applicant has requested a waiver for improvements along Yarbrough.

DEVELOPMENT COORDINATING COMMITTEE

The development coordinating committee recommends approval of the waiver request and approval of Wellmed Subdivision on a major combination basis.

Planning Division Recommendation

Planning recommends **approval** of the waiver request in accordance with the provision for waivers outlined in section 19.10.50A.1.(a) of the city's municipal code.

19.10.050 - Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision.

A. Improvement of the proportional share of a substandard road within or abutting the subdivision. When an area within a proposed plat, whether residential or nonresidential, abuts on one or both sides of an existing substandard road or utility facility, or a planned or future road, drainage or utility facility as shown on the city's thoroughfare plan and/or adopted plans related to water and wastewater, the developer shall be required to improve the development's proportional share of the road (including appurtenant sidewalks, bike lanes, barrier-free ramps, storm drainage facilities, screening and landscaping, medians and landscaping where required, median openings, left turn lanes, and water quality or erosion controls), the traffic mitigation (including signalization, medians, access and deceleration lanes) and utility facilities, to bring the facilities to city standards, or to replace them with standard city road, traffic mitigation or utility facilities as determined by a traffic or other public facilities impact study. The study, if required, shall be at no cost to the city unless it is used to determine rough proportionality in accordance with this title, in which case the study will be provided by the city.

1. The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

- a. Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood; or,
- b. The plat is located within the City of El Paso's Extraterritorial Jurisdiction area, is not within the city's annexation path and written documentation from the County of El Paso has been received stating that the substandard road meets all County requirements and the County is willing to accept the dedication of the substandard road;
- c. For all plats located in the City of El Paso's extraterritorial jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and/or improvements.

Planning and Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.

Capital Improvement Program - Parks

We have reviewed **Wellmed Subdivision**, a minor plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "A-O" meeting the requirements for Office use (Non-residential) and for Multi-family use (apartments) with the minimum unit area of 1,750 sq. ft. per dwelling therefore, "Park fees" will be assessed based on the following:

1. **If** gross density waiver is granted by the Planning Department or designee and covenants are provided restricting all residential uses, then applicant shall be required to pay "Park fees" in the amount of **\$1,380.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage 1.38 (rounded to two decimals) @ \$1,000.00 per acre = **\$1,380.00**

2. **If** applicant is proposing a Multi-family (apartments) dwelling use, then provide covenants restricting the number of dwelling units and "Park fees" will be assessed at a rate of **\$680.00** per dwelling unit based on Residential subdivision requirements.
3. **If** subdivider fails to provide proof of gross density waiver with the filing of the preliminary plat or if gross density waiver **is not** granted by the Planning Department or designee, then Applicant shall be required to pay "Park fees" in the amount of **\$23,120.00** based on Residential subdivision requirements calculated as follows:

1.38 acres @ the minimum lot area of 1,750 sq. ft. per dwelling = # of dwellings

1.38 acres (x) 43560 sq. ft. / acre = 60,112.80 sq. ft.

60,112.80 sq. ft. divided by minimum lot area of 1,750 sq. ft. per dwelling = 34.35 dwellings

34 dwellings @ a rate of **\$680.00** per dwelling unit = **\$23,120.00**

This development is located with-in Park Zone **MV-1**

Nearest Park is located with-in Park zone MV-3: **E. L. Williams**

Nearest Parks with-in Park zone MV-1: **Green Lilac** & **Carolina**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

El Paso Water Utilities

1. EPWU's planning and development section does not object to this request.

Water:

2. There is an existing 6-inch diameter water main along Susan Way. The water main is located approximately 20 feet west of west property line. This main is available for service

3. There is an existing 8-inch diameter water main along Yarbrough Dr. The water main is located approximately 14 feet east of east property line. This main is available for service.
4. EPWU records indicate a 1 ½-inch water service line reduced to an active ¾-inch water meter serving the subject property on Susan Way. The service is located approximately 150-feet south of north property line. The service address for this meter is 501 N Yarbrough Dr.
5. Previous water pressure tests from fire hydrant # 2838 located at the southeast corner of Susan Way and Lafayette Dr. have yielded a static pressure of 100 (psi) pounds per square inch, a residual pressure of 90 (psi) pounds per square inch, and a discharge of 1342 (gpm) gallons per minute.
6. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

7. There is an existing 8-inch diameter sanitary sewer main along Susan Way that is approximately 4 ½ feet deep. The sewer main is located approximately 35-ft west of west property line. This main is available for service.
8. There is an existing 15-inch diameter sanitary sewer main along Yarbrough Dr. The sewer main is located approximately 100-ft east of east property line.
9. EPWU records indicate a 6-inch sanitary sewer service line serving the subject property on Susan Way.

General:

10. EPWU requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Streets and Maintenance Department

No comments received

Sun Metro

Sun Metro does not oppose this request. Route 67 services a bus stop adjacent to the subject property's eastern boundary. Request coordination with Sun Metro staff if construction is proposed on site in order to ensure any impacts are avoided.

El Paso County 911 District

No comments received.

El Paso Fire Department

Recommends Approval.

Central Appraisal District

No objections.

El Paso Electric Company

No comments received

Texas Gas Company

No comments received.

Attachments

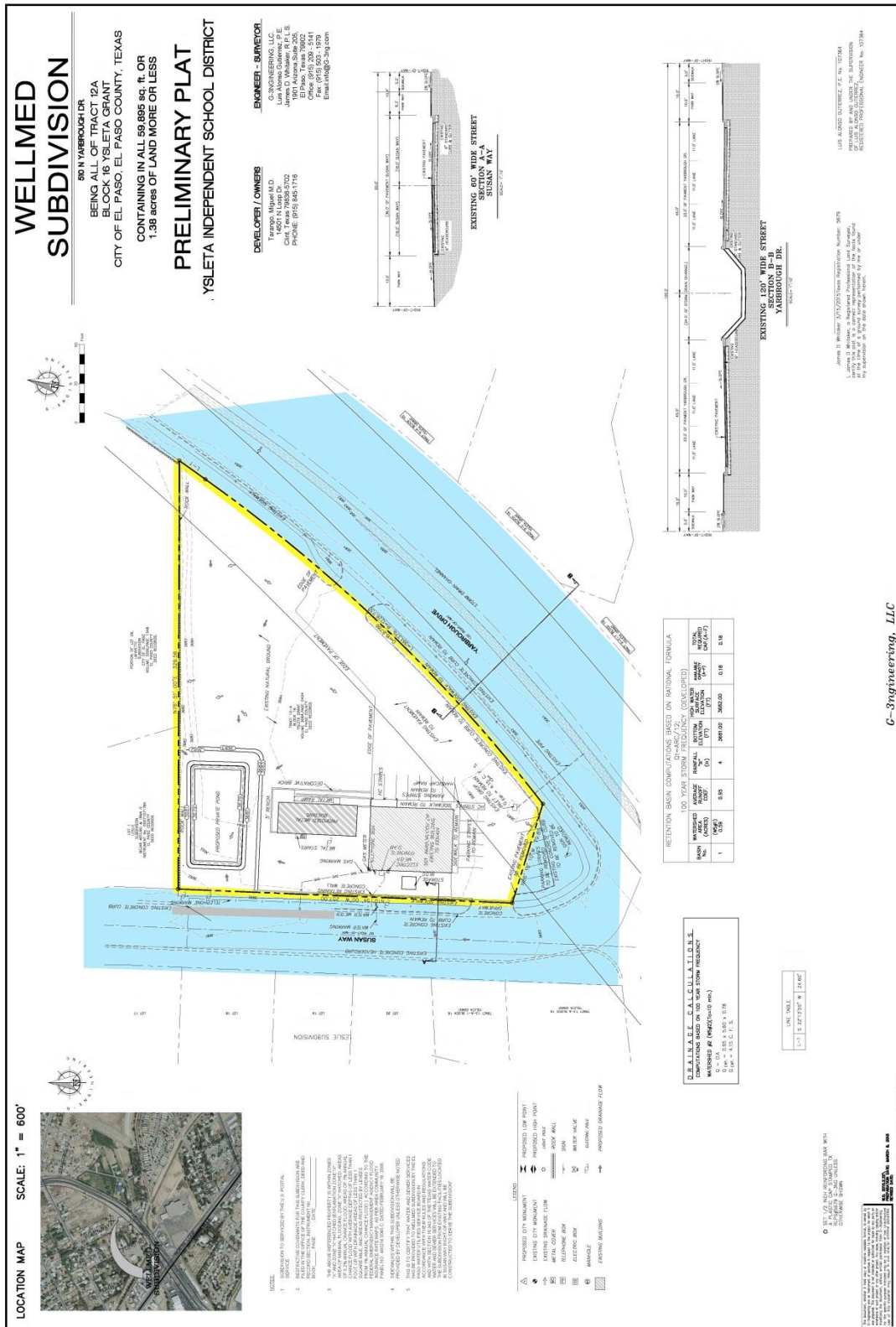
1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Application
6. Waiver Request

ATTACHMENT 1



ATTACHMENT 2





August 27, 2015

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: July 30
May 28, 2015 429 FILE NO. SUSU15-00048
SUBDIVISION NAME: Wellmed Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being all of Tract 12A, Block 16, Ysleta Grant, City of El Paso, El Paso County, Texas
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	<u>1.38</u>	<u>1</u>
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>1.38</u>	_____
3. What is existing zoning of the above described property? A-O Proposed zoning? _____
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No X
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Existing Drop Inlet
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record Miguel Tarango, M.D. 14501 N Loop Dr., Clint, Texas 79836-5702 (915) 526-4879
(Name & Address) (Zip) (Phone)
13. Developer Miguel Tarango, M.D. 14501 N Loop Dr., Clint, Texas 79836-5702 (915) 526-4879
(Name & Address) (Zip) (Phone)
14. Engineer G-3engineering 1901 Arizona, El Paso, Texas 79902 (915) 209-5141
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE:

REPRESENTATIVE:

Miguel Tarango 6/2/15
Julie

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 6



August 13, 2015

Mr. Mathew McElroy
City of El Paso – Planning Division
801 Texas Ave.
El Paso, TX 79901

RE: Wellmed Subdivision – Minor Combination Subdivision
Being all of Tract 12A, Block 16, Ysleta Grant, City of El Paso, El Paso County, Texas
Susan Way Parkway & Sidewalk Waiver Request

Dear Mr. McElroy:

G-3 Engineering, LLC has been retained by Mr. Miguel Tarango, MD to plat the subject property. In accordance with Municipal Code 19.48 Petition for Waivers and Exceptions we respectfully request the **existing cross-section at Yarbrough Drive be allowed to remain** in its current configuration since the conditions of Section 19.48.030.A apply. Improving the existing cross-section would create an unnecessary hardship & inequity upon the applicant.

We have attached a plat (pending approval) for your review. Please do not hesitate to contact us should you require additional information.

Sincerely,

G-3 Engineering, LLC¹


Luis A. Gutierrez, P.E.

cc: Mr. Miguel Tarango MD; Fokus Architecture; Job File
1 TBPE F-14940

1901 Arizona Suite 205 | El Paso, TX 79902
(915) 209-5141 | (915) 503-1969 Fax | info@G-3ng.com